



FOR LEASE

## Excellent Warehouse/Manufacturing Building

2748 TANGER AVE, COMMERCE, CA 90040



Corner location on a private cul-de-sac street

**RICHARD ABDULIAN**  
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[richard.abdulian@kidder.com](mailto:richard.abdulian@kidder.com)  
LIC N° 00884948

**Kidder  
Mathews**

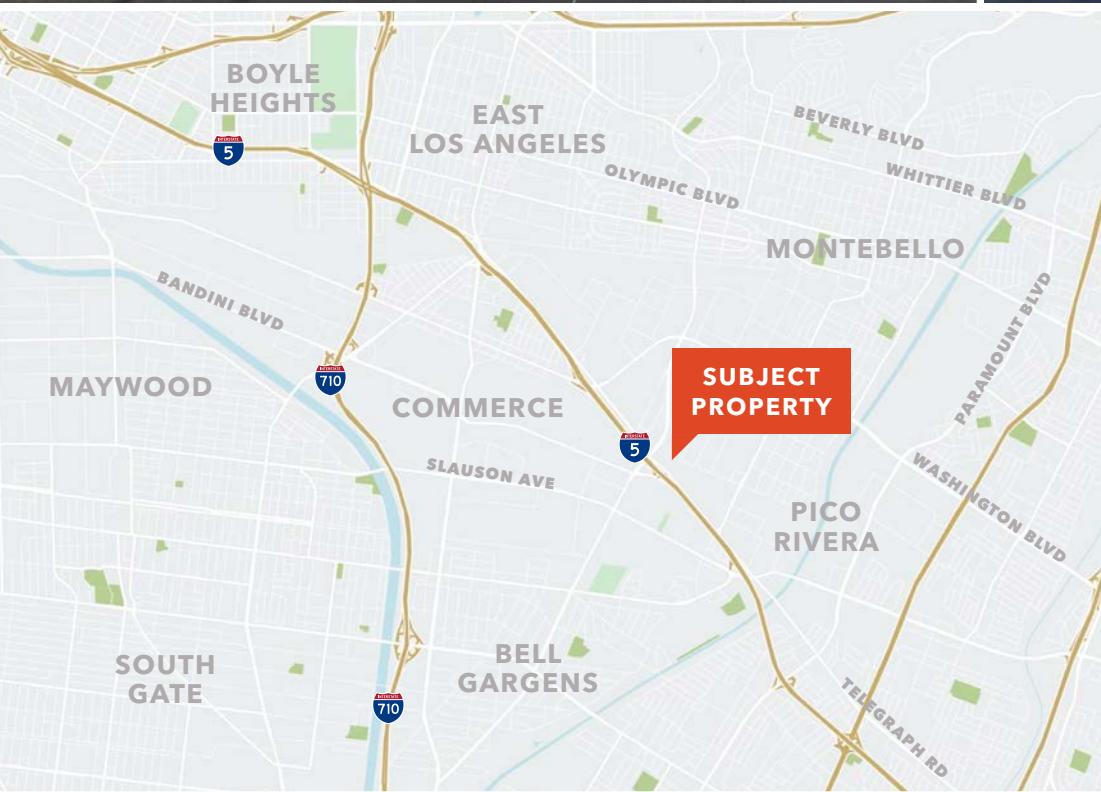
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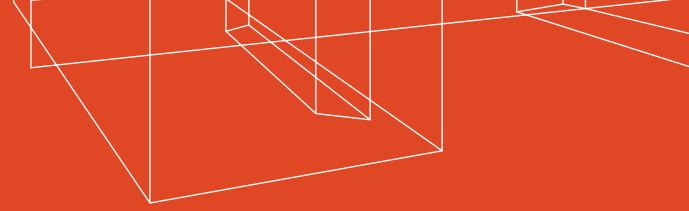
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## PROPERTY INFORMATION

Lease Rate	<b>\$50,244/mo.</b>
Lease Rate/SF	<b>\$1.50 Gross</b>
Building SF	<b>33,496 SF</b>
Office SF	<b>3,300 SF</b>
Construction	<b>Tilt-Wall</b>
Clear Height	<b>16'-20'</b>
Parking Spaces	<b>40</b>
Zoning	<b>CMM2</b>
Sprinklers	<b>Yes</b>
Rail Service	<b>BNSF</b>
Loading Doors	<b>5 DH and 1 GL Ramp</b>
Power	<b>1200 Amps, 480 Volts, 3 Phase, 4 Wire</b>
Lighting	<b>LED</b>
Yard	<b>Shared</b>



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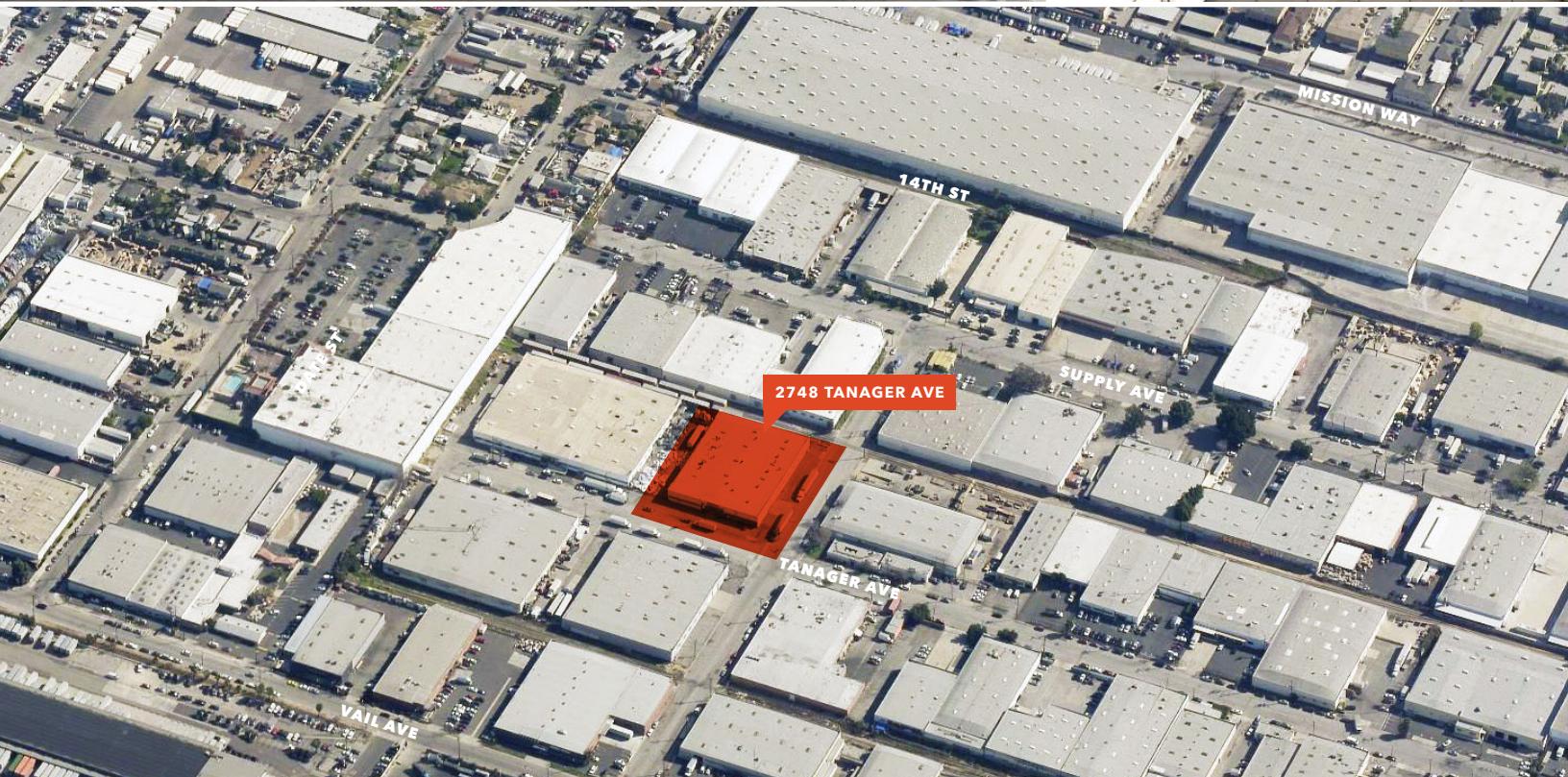
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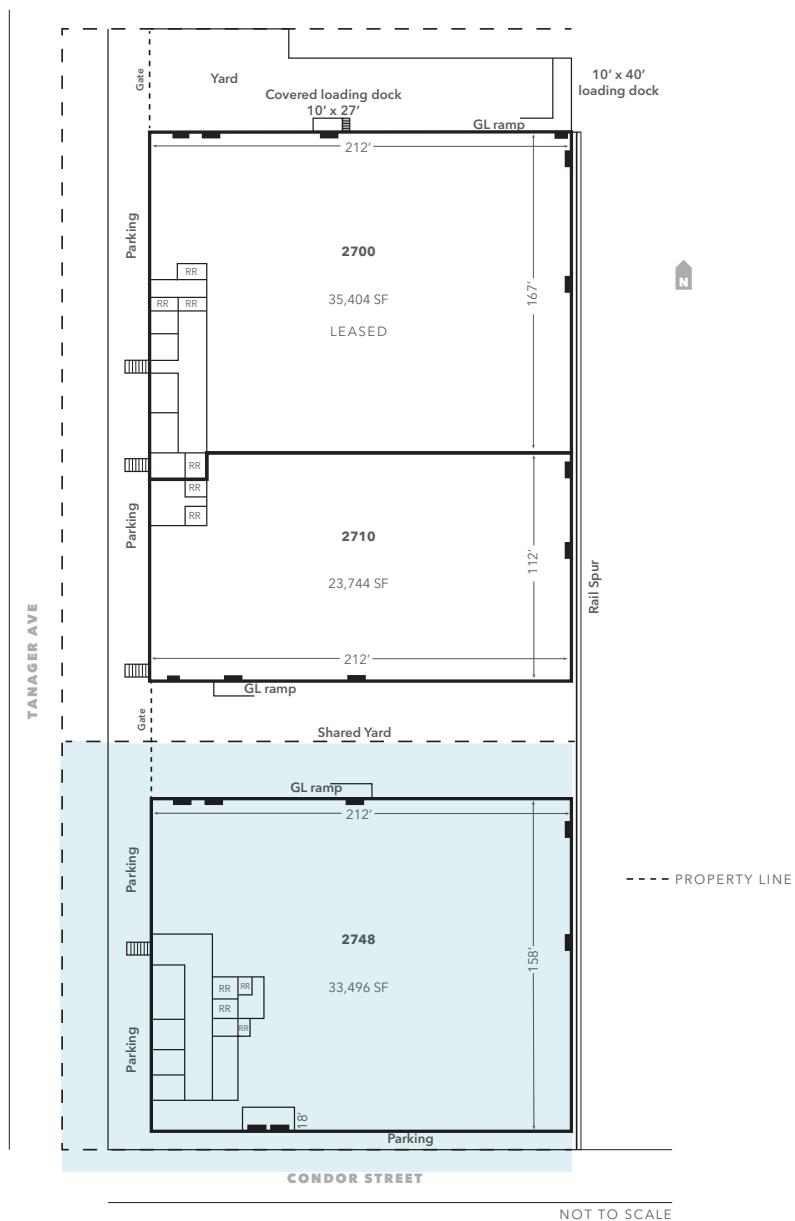
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## Site Plan



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